



IN THE COURT OF COMMON PLEAS  
CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY

Plaintiff

vs.

WILLIAM H. REAY, JR. and  
ELISSA K. REAY

Defendants

CERTIFICATION OF LOCATION

I hereby certify that the location  
of the real estate affected by  
this lien is:

216 SHAFFER AVENUE  
DUBOIS, PA 15801

By: \_\_\_\_\_

Leon P. Haller  
Attorney for Plaintiff

: CIVIL DIVISION  
:  
:  
:  
: CASE NO. 2004-295-10  
:  
:  
: TYPE OF PLEADING:  
: Complaint in Ejectment  
:  
:  
: FILED ON BEHALF OF:  
: Plaintiff  
:  
:  
:  
: COUNSEL OF RECORD:  
:  
: FOR PLAINTIFF:  
: Leon P. Haller, Esquire  
: 1719 North Front Street  
: Harrisburg, PA 17102-2392  
: (717)234-4178  
: Attorney I.D.#15700

FILED

JUN 03 2004

William A. Shaw  
Prothonotary/Clerk of Courts

3 cert to Shaffer  
+  
1 cert to Atty

WACHOVIA BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
F/K/A FIRST UNION NATIONAL BANK, AS	:	CLEARFIELD COUNTY, PENNSYLVANIA
TRUSTEE FOR PENNSYLVANIA HOUSING	:	
FINANCE AGENCY	:	
	:	
Plaintiff	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
	:	
WILLIAM H. REAY, JR. and	:	NO.
ELISSA K. REAY	:	
	:	
Defendants	:	
	:	IN EJECTMENT

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**CLEARFIELD COUNTY LAWYER REFERRAL SERVICE**  
**DAVID S. MEHOLICK, COURT ADMINISTRATOR - CLEARFIELD COUNTY COURTHOUSE**  
**230 EAST MARKET STREET**  
**CLEARFIELD, PA 16830**  
**TELEPHONE (814) 765-2641, EXT. 5982**

**N O T I C I A**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Usted debe presentar una apariciencia escrita o en persona o por abogado y archivar en la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. See avisado que si usted no se defiende, la corte tomara medidas y puede entrar una orden contra usted sin previo aviso o notificacion y por cualquier queja o alivio que es pedido en la peticion de demanda. Usted puede perder dinero o sus propiedades o otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABODAGO IMMEDIAMENTE. SI NO TIENNE ABOGADO  
O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO. VAYA EN PERSONA  
O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCIONSE ENCUENTRA ESCRITA ABAJO  
PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ARISTENCIA LEGAL.

**CLEARFIELD COUNTY LAWYER REFERRAL SERVICE  
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TRUSTEE FOR PENNSYLVANIA HOUSING	:	
FINANCE AGENCY	:	
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Plaintiff	:	
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vs.	:	CIVIL ACTION - LAW
	:	
	:	
WILLIAM H. REAY, JR. and	:	NO.
ELISSA K. REAY	:	
	:	
Defendants	:	
	:	IN EJECTMENT

### C O M P L A I N T

1. Plaintiff, Wachovia Bank, National Association F/K/A First Union National Bank, as Trustee for Pennsylvania Housing Finance Agency, pursuant to a Trust indenture dated as of April 1, 1982 ("Trust"), is a national association with a servicing agent of Pennsylvania Housing Finance Agency, with an address of 2101 North Front Street, P.O. Box 8028, Harrisburg, Pennsylvania 17105-8028.

2. Defendant, William H. Reay, Jr., is an adult individual, whose last known address is 216 Shaffer Avenue, Dubois, Pennsylvania 15801. Defendant, Elissa K. Reay, is an adult individual, whose last known address is 216 Shaffer Avenue, Dubois, Pennsylvania 15801.

3. Plaintiff avers that any person not set forth above, but in possession of the premises set forth in Paragraph 2 is, and shall become a Defendant to this action by virtue of Rule 410(b)(2) of the Pennsylvania Rules of Civil Procedure, upon identification by the Sheriff of Clearfield County in his Return of Service of such person, and upon Praecipe of the Plaintiff.

4. Prior to May 7, 2004, Defendants were the owners of certain real property known as 216 Shaffer Avenue, Dubois, Pennsylvania 15801, a copy of the description attached hereto and made a part hereof as Exhibit "A".

5. Said premises were sold by the Sheriff of Clearfield County at a Sheriff's Sale held at the Clearfield County Court House on May 7, 2004, after due advertisement according to law, under and by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, No. 03-1612-CD the suit of Wachovia Bank, National Association F/K/A First Union National bank, as Trustee for Pennsylvania Housing Finance Agency vs. William H. Reay, Jr. and Elissa K. Reay.

6. The aforesaid property was purchased at Sale by Wachovia Bank, National Association F/K/A First Union National bank, as Trustee for Pennsylvania Housing Finance Agency, said proceedings being incorporated herein by reference.

7. By virtue of the aforesaid Sheriff's Sale, Plaintiff acquired title to the said premises.

8. Defendant is presently in possession of the said premises, having come into said possession by virtue of his prior ownership.

9. Plaintiff's Abstract of Title is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff demands judgment against Defendant in Ejectment for recovery of premises described in Exhibit "A" attached hereto and made a part hereof, plus costs of suit.

PURCELL, KRUG & HALLER

By: 

\_\_\_\_\_  
Leon P. Haller, Esquire  
1719 North Front Street  
Harrisburg, PA 17102-2392  
(717)234-4178  
Attorney ID #15700  
Attorney for Plaintiff

Dated: June 1, 2004

ADDENDUM ATTACHED TO AND MADE A PART OF THAT CERTAIN MORTGAGE FROM WILLIAM H. REAY, JR AND ELISSA K. REAY , HUSBAND AND WIFE TO TOWNE & COUNTRY MORTGAGE CORP. DATED AUGUST 4, 1995 AND COVERING PROPERTY KNOWN AS 216 SHAFFER AVENUE, DUBOIS, PA 15801.

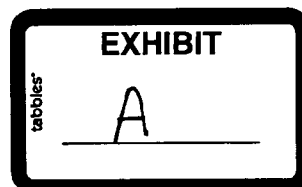
\*\*\*\*\*

ALL that certain messuage or piece of land situate in the Borough (now City) of DuBois, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post at corner of Shaffer Street and an Alley; thence along said Alley, South 31° West 50 feet to a post at Lot No. 142; thence along line of Lot No. 142, 50 feet to a post; thence by lot of which this is a part, North 31° East 50 feet to a post at Shaffer Street; thence along Shaffer Street, South 55 1/2° East 50 feet to the place of beginning and being a part of Lot No. 141 as per Knarr's Addition to the Borough (now City) of DuBois.

BEING the same property which Penny L. Meholick, unmarried, by deed dated August 4, 1995 and to be recorded herewith, granted and conveyed to William H. Reay, Jr. and Elissa K. Reay, husband and wife, the Mortgagors herein.

WARA  
EKR



**PLAINTIFF'S ABSTRACT OF TITLE**

1. Property acquired by Plaintiff at Clearfield County Sheriff's Sale conducted by Sheriff of Clearfield County on May 7, 2004:

2. Deed from Penny L. Meholick, dated July 27, 1995 and recorded August 9, 1995 in the Recorder of Deeds Office in and for Clearfield County, Pennsylvania, in Deed Book Volume 1695, Page 236, to William H. Reay, Jr. and Elissa K. Reay.

EXHIBIT "B"



**VERIFICATION**

I verify that the statements made in the foregoing Complaint are true and correct.

I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Leon P. Haller

Dated: June 1, 2004

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

WACHOVIA BANK

VS.

REAY, WILLIAM H. JR. and ELISSA K.

COMPLAINT IN EJECTMENT

Sheriff Docket #

15708

04-795-CD

**SHERIFF RETURNS**

NOW JUNE 16, 2004 AT 1:35 PM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON WILLIAM H. REAY JR., OCCUPANT AT RESIDENCE, 216 SHAFFER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO WILLIAM H. REAY JR. (2) TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: MCCLEARY/COUDRIET

**Return Costs**

Cost	Description
52.50	SHERIFF HAWKINS PAID BY: ATYTY CK# 94553
20.00	SURCHARGE PAID BY: ATTY CK# 94554

Sworn to Before Me This

13 Day Of July 2004

*William A. Shaw*

WILLIAM A. SHAW  
Prothonotary

My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

So Answers,

*Chester A. Hawkins*  
*by Marilynn Thomas*

Chester A. Hawkins  
Sheriff

**FILED**

at 8:55am

JUL 13 2004

EP

William A. Shaw  
Prothonotary

COPY

IN THE COURT OF COMMON PLEAS  
CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY

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By: \_\_\_\_\_

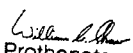
Leon P. Haller  
Attorney for Plaintiff

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: FOR PLAINTIFF:  
: Leon P. Haller, Esquire  
: 1719 North Front Street  
: Harrisburg, PA 17102-2392  
: (717)234-4178  
: Attorney I.D.#15700

I hereby certify this to be a true  
and attested copy of the original  
statement filed in this case.

JUN 03 2004

Attest.

  
Prothonotary/  
Clerk of Courts

WACHOVIA BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
F/K/A FIRST UNION NATIONAL BANK, AS	:	CLEARFIELD COUNTY, PENNSYLVANIA
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PURCELL, KROG & HALLER

By: 

\_\_\_\_\_  
Leon P. Haller, Esquire  
1719 North Front Street  
Harrisburg, PA 17102-2392  
(717)234-4178  
Attorney ID #15700  
Attorney for Plaintiff

Dated: June 1, 2004

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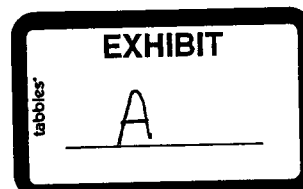
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Leon P. Haller

Dated: June 1, 2004

04-795 CD

Plt  
JL

Don P. Miller

William H. & Eleanor K. Reay  
216 Shopton Ave  
Ma Boro, PA 15801